

Prepared by:	
Suris and Associates	
Return to:	
Freedom Land Title Agency LLC	
999 Walt Whitman Rd, Suite 201	
Melville, NY 11747	
Grantee(s) SS No(s):	Property Appraiser's Parcel(s)
000-00-0000	ID #: 31-38-13-00006-0000-00003/0
000-00-0000	ID #: 31-38-13-00006-0000-00004/0
	ID #: 31-38-13-00006-0000-00005/0

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S)

This Indenture, Made this 23rd day of NOVEMBER, 2015, Between CERASO-GENNARELLI FUNERAL HOME, INC., A New York Corporation, whose post office address is 6067C Durham Drive, Lake Worth, Fl. 33467, hereinafter called the "Grantor", and SAMBELLIA HOLDINGS, LLC, a Florida Limited Liability Company, whose post office address is 726-740 South Fleming Street, Sebastian, Fl. 32958 hereinafter called the "Grantee":

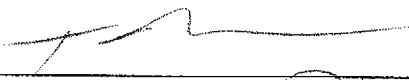
Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Indian River County, Florida, to wit:

SEE ATTACHED SCHEDULE A

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.


Witness Name: Tavian R. Ceraso

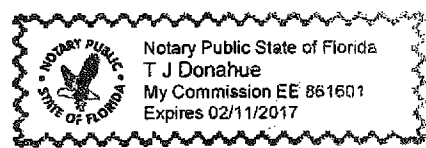

Witness Name: Dolores A. Ceraso

State of FL)
County of Alachua) ss.

The foregoing instrument was acknowledged by me this 23 day of NOVEMBER 2015
day of NOVEMBER 2015 by: MARION ELLIOTT
who is/are personally known by me or who has/have produced: None
None as identification and who did not take an
oath. None

T J Donahue (SEAL)
Notary Public FL
State of FL

My Commission Expires:
2-11-17



NSBF#: 82948
SBA LOAN #: PLP 79498350-02
MORTGAGOR: SAMBELLA HOLDINGS, LLC
MORTGAGEE: NEWTEK SMALL BUSINESS FINANCE, LLC
STATE OF: FLORIDA
COUNTY OF: INDIAN RIVER
LOT: 3,4,5, CHESSER'S GAB SUBDIVISION
PARCEL: 31-38-13-00006-0000-00003/00004/00005
STREET ADDRESS: 726-740 SOUTH FLEMING STREET, SEBASTIAN, FL

Schedule A

Legal Description of the Property

Commencing at the intersection of the Southerly right-of-way of County Road 512 and the West line of the Northeast quarter of Section 13, Township 31 South, Range 38 East, run North 38 10' 37" East along aforesaid right-of-way, 88.26 feet to the Point of Beginning. From the Point of Beginning, run South 70 15' 29" East, 252.98 feet; thence North 38 10' 37" East, 180.00 feet; thence South 51 49' 23" East, 338.00 feet; thence South 38 10' 37" West, 202.08 feet; thence South 19 44' 31" West, 251.37 feet; thence South 55 16' 28" West, 187.76 feet; thence North 70 15' 29" West, 324.60 feet; thence North 00 00' 11" East, 476.26 feet; thence North 38 10' 37" East, 88.26 feet to the Point of Beginning.

LESS the Northwesterly 27.00 feet measured perpendicular to Fellsmere Road and parallel thereto.

ALSO DESCRIBED AS:

Lots 3, 4, and 5, CHESSER'S GAP SUBDIVISION, PHASE I, according to the plat thereof as filed in Plat Book 13, Page 76 and 76- A, of the Public Records of Indian River County, Florida.